

FCCSA SCHEDULE OF FINES
NEW CONSTRUCTION, BUSINESS AND NON RESIDENTIAL



Community Services Association, Inc.

4350 Ardita Parkway, Sugar Land, Texas 77479

(281) 634-9500

Fax (281) 634-9515

e-mail: fccsa@fccsa.org

As permitted under Article VI, Section 3, Rules and Regulations, of the Declaration, FCCSA has the right to set rules and regulations, and impose fines if necessary to achieve compliance. Below are the fines associated with some common violations. Only the FCCSA has the right to impose or waive any of the fines. Fines may be levied upon observance of the violation and may continue until problem is corrected. *These categories are for reference only and may apply to other situations.* Fine amounts may be increased at the discretion of the Committee. All fines are per item and many are also subject to daily or monthly fines.

Payment of fine amount does not grant a variance for the violation. All violations must be corrected to come into compliance. If there is a subsequent violation of the same rule the fine amount will double with each subsequent violation.

SITE MAINTENANCE

- Construction fencing not used.....\$100/day
- Trash enclosures not used /erected.....\$100/day
- Mud / Dirt in the streets.....\$100/day
- Lot not properly maintained (mowing, edging, debris on lot, etc.).....\$100/day
- Debris (bricks, wood, rolled wire, etc) inappropriately stored on site.....\$100/day
- Commercial landscape not being maintained (includes lawn mowing and edging, tree and shrub trimming, replacement of dead and dying plant material, etc.).....\$100/Day

CONSTRUCTION, BUILDING AND PROPERTY MODIFICATIONS

- Construction (placement of forms, slab, framing, etc.) commences before final plans approved.....\$1,000*
- Construction or modifications not in accordance with approved plans:
 - Significant change in design (includes elevations, plan flips, driveways not to plans, etc.).....\$600*
 - Change in materials (i.e. brick, stucco, siding, roofing).....\$500*
- Requests for "after the fact" variances.....\$3,000
- Outdoor recreational buildings, pools, room additions, sun rooms, etc. built before plans approved.....\$500*
- Landscaping and/or fencing or gates installed before final approval.....\$500*
- Major modifications or alterations made to the property without approval from FCCSA.....\$300*
- Other modifications installed either without FCCSA approval or out of compliance with FCCSA guidelines.....50.00/month

SIGNS

- Permanent building signage installed without approval.....\$800*
- Permanent monument signage installed without approval.....\$1,000*
- Temporary sign installation without approval.....\$100/day
- Signs attached to windows.....\$50/day
- Neon signs, flashing lights and other unapproved signs.....\$200/day
- Vehicles parked with signage used for advertising purposes.....\$200/day
- Banners, flags, balloons, inflatables, etc. used for marketing purposes.....\$100/day

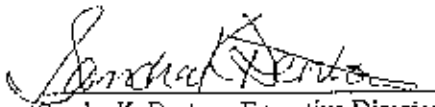
OTHER

- Outside merchandise or outside storage (shopping carts, pallets, containers, etc.).....\$200/day
- Special events held without approval or in violation of the provisions of FCCSA' approval.....\$100/month
- Certificate of Compliance not requested prior to closing.....\$100/month

NOTE: These violations may also be subject to additional daily or monthly fines until cured. The daily or monthly fines range in amount (\$25 - 200) based upon type of violation, historical information, etc.

APPROVED

This policy was approved by the Executive Director of FCCSA on the 21st day of August, 2001 based upon the authority granted by the board of Directors.


Sandra K. Denton, Executive Director